



**GRASSROOTS**  
REALTY GROUP

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**210 Crimson Lane**  
**Chestermere, Alberta**

**MLS # A2241538**



**\$589,000**

<b>Division:</b>	Rainbow Falls		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,671 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Views		

<b>Heating:</b>	Central
<b>Floors:</b>	Carpet, Hardwood, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Central Vacuum, Open Floorplan, Pantry

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-2
<b>Utilities:</b>	-

**Inclusions:** Cabinets, Sheds (2), hot tub, Couch in basement (All as is)

Huge price drop! Welcome to the heart of Rainbow Falls in Chestermere! Located on a quiet, mature street with no front neighbors, this beautifully updated semi-attached home (only connected at the garage) offers privacy, charm, and move-in-ready appeal. Freshly painted throughout, the home feels bright, clean, and inviting from the moment you step inside. The soaring open-to-above foyer is flooded with natural light and showcases a stunning staircase with custom wood and metal railings, complemented by rich flooring that carries throughout the main level. The open yet well-defined living space is ideal for everyday living and entertaining. A large front window and patio doors fill the home with natural light, while the cozy gas fireplace and plush carpet in the living room add warmth and comfort. The kitchen is equipped with stainless steel appliances, a walkthrough pantry, plenty of counter and storage space, and a central island with bar seating—perfect for busy mornings or casual gatherings. Step outside to your southwest-facing backyard retreat featuring a two-tiered wood deck, hot tub pad, flower beds, garden space, and two garden sheds for added storage. Also on the main floor: a freshly updated two-piece guest bathroom, and a functional mudroom with laundry. Upstairs, the spacious and sunlit primary suite offers a five-piece ensuite with an oversized jetted tub and a walk-in closet. Two additional well-sized bedrooms and a full four-piece bathroom complete the upper level. The fully finished basement is built for entertaining with a rec room, built-in bar, two-piece bath, and a fourth bedroom—perfect for guests or a home office. This freshly painted, move-in-ready home is perfect for families and anyone looking to enjoy life in one of Chestermere's most desirable neighborhoods.

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